FOREST HEIGHTS

A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 SECTION 29, TOWNSHIP 24 NORTH, CITY OF ISSAQUAH, KING COUNTY, WASHINGTON FINAL PLAT FP15-00001 RANGE 6 EAST, W.M

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREN DESCRIBED DO HEREBY MAKE A PRELIMINARY PLAT THEREOF PURSULANT TO RCW S8.17.060 AND DECLARE THIS PRELIMINARY PLAT TO BE THE GRAPHIC PEPRESENTATION OF THE SAME, AND THAT SALD PRELIMINARY PLAT IS ANDE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

FURTHER, WE HEREBY DEDICATE FOR PUBLIC USE TO THE CITY ROADS WHICH ARE SHOWN HEREON.

INSTRUMENT. DATED SIGNAL OF NOTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED SIGNATURE OF NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC TITLE TITLE	OF	SIGNATURE OF SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC TITLE MY APPOINTMENT EXPIRES	SIGNED THIS DECLARATION AND ACKNOMEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.	STATE OF	JOSEPH R. AMEDSON SUSAN T. RAISI
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LEGAL DESCRIPTION

20011016000248 IN KING COUNTY, WASHINGTON

SPECIAL EXCEPTIONS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN RECORDING DATE: FEBRUARY 28, 1968
RECORDING NO.: 63.104.35
PURPOSE: INCRESS, EGRESS AND UTILITIES
PURPOSE: INCRESS, EGRESS AND UTILITIES
AFFECTS: SOUTHEASTERLY PORTION OF SAID PREMISES AND OTHER PROPERTY
SAID INSTRUMENT CONTAINS A PROVISION FOR BEARING THE COST OF MAINTENANCE, REPAIR OR REASEMENT BY THE COMMON USERS.
SAID EASEMENT IS AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060822000709.

OF SAID

COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, INCLUDING BUT NOT SETBACK LINES. NOTES AND STATEMENTS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED LIPON RACE, COLOR, RELIGON, SEX, SEVIAL ORIENTATION, FAMILLA STATUS, MARITAL STATUS, DISABILITY, HANDICAP, MATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LARS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON:

CITY OF ISSAQUAH LLA NO. PLNOO-RECORDING NO: 20000801900002

COVENANTS, CONDITIONS, RESTRICTIONS, RECETALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LIVES, NOTES AND STATEMENTS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE. COLOR, RELIGION, SEX SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, MATIONAL ORIGIN, ANGESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON:

OF ISSAQUAH LLA NO. PLNOT

RECORDING NO: 20011016900007 AND APPROVED UNDER RECORDING NUMBER 20011016000248

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL TO GRANTED. TO: OLY/INTRACORP GENERAL PARTNERSHIP, A DELAWARE GENERAL PURPOSE: UTILITES
RECORDING DATE: MARCH 14, 2001
RECORDING NO.: 20010314000421 SHOWN PREMISES THERETO, AS GRANTED IN A DOCUMENT

SAID UTILITY EASEMENT IS AMENDED BY INSTITUMENT RECORDED UNDER RECORDING NO. 20051212001238. SAID EASEMENT IS ASSIGNED BY INSTITUMENT RECORDED UNDER RECORDING NO. 20060302000639. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A

GRANTED TO: CITY OF ISSAGUAH PURPOSE: UTILITES RECORDING DATE: JANUARY 12, 2007 RECORDING NO.: 20070112000593 AFFECTS: NORTHMESTERLY CORNER OF SAID PREMISES

RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH

GRANTOR(S): RAYMOND D. OGDEN AND EMMA E. OGDEN, EDWARD BRADY AND LEOTA BRADY, HIS WIFE SIH

RECORDING DATE: NOVEMBER 29, 1927 RECORDING NO.: 2425822

SAID DOCUMENTS RESERVE AND PROVIDE FOR, AMONG OTHER THINGS, THE FOLLDWING: COAL AND MINERAL RIGHTS

AGREEMENT FOR CLUSTER HOUSING DEVELOPMENT AND THE TERMS

EXECUTED BY: OWNERS AND CITY OF ISSAQUAH RECORDING DATE: SEPTEMBER 24, 2012 RECORDING NO.: 20120924000896

MATTERS DISCLOSED BY A SURVEY OF SAID PREMISES BY ENCOMPASS ENGINEERING AND SURVEYING, DATED JUNE 6, 2014 UNDER JOB NO. 14581, AS FOLLOWS:

A. LOCATION OF A BLOCK WALL, CYCLONE FENCE AND ROCKERY IN RELATION TO THE WESTERLY PROPERTY LINE, AND ADVERSE RIGHTS STEMMING THEREOF.

LAND DEVELOPHENT MANAGER EXAMINED AND APPROVED THIS DAY OF 20	EXAMINED AND APPROVED THIS DAY OF	¥20
S DAY OF		2
	ND DEVELOPMENT MANAGER	
	AMINED AND APPROVED THIS DAY OF	

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

CITY OF ISSAQUAH FINANCE DIRECTOR	HISDAY OFZO	UABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.
		ED OR DISCHARGED.
	CITY OF ISSAULAH FINANCE DIRECTOR	CITY OF ISSAGUAH FINANCE DIRECTOR

KING COUNTY DEPARTMENT OF ASSESSMENTS

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION MAID THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON MAY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBL.

KING COUNTY FINANCE DIVISION CERTIFICATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FOREST HEIGHTS FINAL PLAT, IS BAS UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 24 NORTH, RANGE & EAST, W.M.: THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS CONFLETED AND THAT I HAVE FULLY COMPLETD WITH THE PROVISION OF THE PLATTING REGULATIONS.





TRACT NOTES

TRACTS E, G AND H ARE HEREBY CONVEYED TO THE FOREST HEIGHTS HOMEOWNERS ASSOCIATION (HOA). TRACTS E, G AND H ARE FOR THE PURPOSE OF PROTECTING STEEP SLOPES. THE HOA SHALL HAVE LONG-TERM MAINTENANCE RESPONSIBILITIES CONSISTENT WITH THE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT".

RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT (MGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND MITHIN THE KOPE. THIS INTEREST INCLUDES THE PRESERVATION OF KATIVE VECETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, KAETY AND MELTAKE, MICLIDING CONTROL OF SURFACE WATER AND EROSION, MANINEANNEC OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT, THE SENSITIVE AREA TRACT IMPOSES UPON ALL PRESENT AND FUTURE OWKERS AND DECUPIERS OF THE LAND SUBJECT TO THE TRACT THE CONTROL ENFORCEMEE ON BEHAUT OF THE PUBLIC BY THE CITY OF ISSAGUAN, TO LEAVE UNDISTURBED ALL TREES AND OTHER VECETATION MITHIN THE TRACT THE VECETATION WITHIN THE TRACT CAN'T BE PROVINCED BY FLIL, RELIVED OR DAMAGED WITHOUT APPROVAL IN WEITING FROM THE CITY OF ISSAGUAN OR TO SUCCESSOR AGENCY, UNLESS OTHERMISE PROVIDED BY LAW. THE OTHER THACH THE PROVINCE FROM THE CITY OF ISSAGUAN OR TO SUCCESSOR AGENCY, UNLESS OTHERMISE PROVIDED BY LAW. THE OTHER THACH THE PROVINCE OR REMOVAL OR LINK THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LINKS OR DEAD VEGETATION, SHALL CONSIDER DEMONSTRATED HEALTH AND SAFETY CONCERNS.

THE COMMON AREA BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY SHALL BE MARKED OR OTHERWISE FLAGGEET TO THE SATISFACTION OF THE CITY OF ISSAGUAH PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE EASEMENT, THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLAGE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.

NO BUILDING FOUNDATIONS OR STRUCTURES ARE ALLOWED WITHIN THE 15—FOOT BUILDING SETBACK (BSBL) FROM THE CRITICAL AREA TRACTS.

- TRACTS A AND D ARE HEREBY CONVEYED TO THE CITY OF ISS.
- TRACTS B, C AND F ARE HEREBY CONVEYED TO THE FOREST HEIGHTS HOMEOIMMERS ASSOCIATION (HOA) FOR USEABLE OPEN SPACE. THE 10' PUBLIC TRAIL EASSMENT SHOMM OVER AND ACROSS THACT B IS TO BE MAINTAINED BY THE HOA. A PUBLIC TRAILS EASSMENT IS ESTABLISHED OVER AND ACROSS ALL OF TRACT C AND THE MAINTENANCE OF SAID TRAILS SHALL BE THE RESPONSIBILITY OF THE THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR RESPONSIBILITES FOR THE PUBLIC RETURNING WALLS AND THE ASSOCIATED STORM DRAINAGE FACULTIES. LOCATED WITHIN TRACT F. THE PUBLIC STORM DRAINAGE EASEMENT SHORM OVER AND ACROSS THE SOUTHERLY PORTION OF TRACT F IS ESTABLISHED FOR THE BENEFT OF THE OTTO OF ISSAOUAH FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING A PUBLIC STORM DRAINAGE SYSTEM AND APPURTENANCES. MEEN NECESSARY TO CLEAN OR RECONSTRUCT THE STORM DRAINAGE SYSTEM AND APPURTENANCES. THE OF SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. LANDSCAPING AND IMPROVEMENTS IN THE COMMON USABLE SPACE SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. LANDSCAPING AND IMPROVEMENTS IN THE COMMON USABLE SPACE SHALL BE MAINTAINED BY THE HOA.



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DWN BY
REVISED
02/25/16
JOB NO. 14581 REF: 14568





